

# Grantee: Minot, ND

## Grant: B-12-MT-38-0001

### October 1, 2021 thru December 31, 2021

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**Grant Number:**

B-12-MT-38-0001

**Obligation Date:****Award Date:****Grantee Name:**

Minot, ND

**Contract End Date:****Review by HUD:**

Original - In Progress

**Grant Award Amount:**

\$67,575,964.00

**Grant Status:**

Active

**QPR Contact:**

No QPR Contact Found

**LOCCS Authorized Amount:**

\$67,575,964.00

**Estimated PI/RL Funds:**

\$369,377.65

**Total Budget:**

\$67,945,341.65

## Disasters:

### Declaration Number

FEMA-1981-ND

## Narratives

### Disaster Damage:

The City of Minot, North Dakota, the county seat for Ward County, was inundated with flood waters on June 22, 2011. Concern about flooding began as early as January 2011, when Governor Jack Dalrymple declared a state emergency to provide flood protection in the Devils Lake Basin. By May 20th, President Obama had issued an emergency management declaration and two major disaster declarations for Public Assistance in North Dakota. All involved snow or water and all included Ward County and the City of Minot.

The eastern portion of Saskatchewan, Canada, like North Dakota, received above normal precipitation during the summer and fall of 2010, which left the ground saturated. This was followed by above normal snowfall in the winter of 2010-2011. Water levels were high throughout the Souris River Basin.

The Mouse River (as it is referred to in North Dakota), in the Minot area, started to rise in April 2011, and continued to rise throughout May. On May 23rd, emergency levee operations began and on May 31st the City ordered the first mandatory evacuation of thousands of people. The river crested approximately one foot lower than expected and residents were allowed to return to their homes. Subsequently, the river continued to rise.

On June 22nd, water began to overtop levees in Burlington and Minot, evacuation sirens were activated and mandatory evacuation orders were given for Burlington and Minot. At the Sherwood gauge, the first one south of the Canadian border, the Mouse River peaked at 29,700 cubic feet per second (cfs), surpassing the previous record of 14,800 cfs in 1976.

The geographic impacts included approximately 11,456 acres of land in Ward County inundated with anywhere between two and fifteen feet of water, impacting more than 4,800 structures throughout the valley. This includes the City of Minot, where the flood impacted the four mile area located in the center of town residing in the Mouse River Valley. This area was the oldest and most heavily developed portion of the City and included the downtown business district.

The damage to the City included 4,100 homes flooded with 3,100 lost or extensively damaged. There were 11,000 individuals displaced. Six public schools were severely damaged with two being completely lost. Twelve of 27 sanitary lift stations and all City water wells were inundated. This flood has left lasting damage to the City of Minot and its citizens including damage to eight river storm pump stations, 277 street lights, as well as many other vital components to infrastructure. An assessment completed by the Army Corps of Engineers states that "an estimated \$600 million of property and infrastructure damage" resulted from the flood. The City of Minot was declared eligible for federal assistance under FEMA 1981-DR.

### Recovery Needs:

**HOUSING** The City of Minot has extensive unmet needs for housing. Based on the most recent data, SBA has approved \$185,653,100 at an average of \$103,601 per loan. There are 857 loans yet to be approved. Using the average of \$103,601 per loan there is an estimated \$88,786,057 in unmet needs. This corresponds to the FEMA/SBA/HUD formula which identifies an estimate of \$49,885,535.22 in unmet needs for major and severe damages. Based on the current data, the minimum unmet need for housing is at least \$49,885,535.22 and as high as \$88,786,057. The projected housing impact combines the \$185,653,100 that SBA has approved in loans plus \$88,786,057 in remaining unmet needs for a total of \$274,439,157. As of the writing of the Action Plan, FEMA reported that a total of 1,478 households were still in FEMA temporary housing units. Of these, 1,086 are homeowner households and 392 are renter households. It has become almost impossible for renter households to find available rental units as the City of Minot has a less than 1% vacancy rate. When a rental unit does become available the costs are almost triple the pre-flood rate and outside the means for low-and-moderate income households. **INFRASTRUCTURE** Impacts to infrastructure resulted in 2,923 FEMA project worksheets obligated for the DR-



1981-ND FEMA disaster. Obligated public assistance funds equal \$173,207,650. Infrastructure and public facility damage estimates totaled approximately \$368,187,378. After FEMA assistance, approximately \$178,977,378 remained in unmet needs. The following list of flood damages was reported by the City of Minot, Minot Public Schools, and the Minot Park District to the State of North Dakota Legislators in the fall of 2011: 6 Minot Public Schools severely damaged to include the complete loss of 2 schools 51 Park buildings damaged 5 baseball fields damaged 29 zoo buildings damaged, causing the zoo to close Roosevelt pool and bathhouse lost Oak Park splash pad and mechanical building lost 9 playgrounds damaged 12 churches damaged 20 plus water system breaks 12 of 27 sanitary lift stations inundated with water 13 (all) water wells inundated with water 8 river pump stations damaged 30 to 40 sink holes from ground water 3 pedestrian bridges damaged 2 highway/street bridges damaged 277 street lights damaged 16 electrical feed points damaged 10 traffic lights damaged 1,000 traffic signs were damaged 51 miles of roads, sewer and water lines were damaged 33 miles of storm sewers damaged ECONOMIC Businesses located along the Mouse River were significantly impacted by flood waters directly through property loss and interruption of daily operations. These losses had an immediate impact on the lives of residents, the operations of the City of Minot, and the future healthy economic development of the region. Recovery from the flood event of 2011 is critical for the businesses of the City of Minot. Strong employment, continuous services and business growth will result if steps are taken to assist in the recovery of the business sector. A survey of businesses showed the most pressing current needs identified by the impacted businesses in Minot (in order of importance) are construction, manufacturing, wholesale, restaurant/bar, hotel/motel, transportation, and retail workers. It appears from the report their major concern was "appropriate staffing" and housing for employees. Businesses that have rebuilt cannot find available housing for their employees. It is estimated approximately \$52,498,621 remains in unmet needs. ACTION PLAN AMENDMENT #1 The City will be deleting one of its original proposed projects identified in the approved Action Plan: "3rd Street Sewer System Improvements". The project is being removed due to time sensitive issues which will not allow the projects to move forward using CDBG disaster recovery funding. The City deleted the 3rd Street Sewer System Improvements and transferred the funds to the Master Lift

**Public Comment:**

The City received 68 official comments on the proposed 2012 CDBG Disaster Recovery Action Plan during the public comment period. Comments were received by e-mail during the official comment period of June 26, 2012 through July 3, 2012. The Proposed 2012 CDBG Disaster Recovery Action Plan was posted on the City's websites. The Public Hearing was held on June 28, 2012, at City Hall. Approximately 77 people attended the hearing and the transcript from the hearing, as well as all received comments, are included in the Action Plan.

- Amendment #1 - No public comments were received.
- Amendment #2 - No public comments were received.
- Amendment #3 - No public comments were received.
- Amendment #4 - No public comments were received.
- Amendment #5 - No public comments were received.
- Amendment #6 - Five official public comments were received.
- Amendment #7 - One official public comment was received.
- Amendment #8 - No public comments were received.
- Amendment #9 - No public comments were received.
- Amendment #10 - No public comments were received.
- Amendment #11 - No public comments were received.
- Amendment #12 - No public comments were received.
- Amendment #13 - No public comments were received.
- Amendment #14 - No public comments were received.
- Amendment #15 - No public comments were received.
- Amendment #16 - No public comments were received.

| <b>Overall</b>                                     | <b>This Report Period</b> | <b>To Date</b>  |
|--|---------------------------|-----------------|
| <b>Total Projected Budget from All Sources</b>     | \$4,953.00                | \$67,945,321.65 |
| <b>Total Budget</b>                                | \$4,953.00                | \$67,945,321.65 |
| <b>Total Obligated</b>                             | (\$987.00)                | \$63,501,187.07 |
| <b>Total Funds Drawdown</b>                        | \$4,953.00                | \$63,285,578.62 |
| <b>Program Funds Drawdown</b>                      | \$0.00                    | \$63,092,273.51 |
| <b>Program Income Drawdown</b>                     | \$4,953.00                | \$193,305.11    |
| <b>Program Income Received</b>                     | \$4,953.00                | \$369,377.65    |
| <b>Total Funds Expended</b>                        | \$4,953.00                | \$63,634,034.74 |
| <b>HUD Identified Most Impacted and Distressed</b> | \$4,953.00                | \$63,634,034.74 |
| <b>Other Funds</b>                                 | \$ 0.00                   | \$ 0.00         |



|                 |         |         |
|-----------------|---------|---------|
| Match Funds     | \$ 0.00 | \$ 0.00 |
| Non-Match Funds | \$ 0.00 | \$ 0.00 |

## Funds Expended

| Overall       | This Period | To Date          |
|---------------|-------------|------------------|
| CDM Smith     | \$ 0.00     | \$ 859,275.00    |
| City of Minot | \$ 4,953.00 | \$ 62,774,759.74 |

## Progress Toward Required Numeric Targets

| Requirement                         | Target          | Projected       | Actual          |
|-------------------------------------|-----------------|-----------------|-----------------|
| <b>Overall Benefit Percentage</b>   | 50.00%          | 53.24%          | 53.79%          |
| <b>Minimum Non Federal Match</b>    | \$ .00          | \$ .00          | \$ .00          |
| <b>Overall Benefit Amount</b>       | \$32,247,747.02 | \$34,339,358.79 | \$32,203,072.41 |
| <b>Limit on Public Services</b>     | \$10,136,394.60 | \$ .00          | \$ .00          |
| <b>Limit on Admin/Planning</b>      | \$13,515,192.80 | \$3,449,847.61  | \$3,419,785.29  |
| <b>Limit on Admin</b>               | \$3,378,798.20  | \$2,165,247.42  | \$2,135,185.10  |
| <b>Most Impacted and Distressed</b> | \$67,575,964.00 | \$67,945,321.65 | \$63,634,034.74 |

## Overall Progress Narrative:

Progress for the quarter was made primarily in the Homeowner Housing Program, as the blighted remnants of the 2011 flood are acquired and demolished. The City continues to closeout completed projects. Overall, the Disaster Recovery Program is maintaining compliance with the performance metrics established in the Performance Schedule outlined on pages 65-69 of the Action Plan.

Audits pending include a monitoring of the grant financial information from the City's records to DRGR is underway by the Internal Auditor. The Small Rental, Rehabilitation, & Reconstruction Program (SRRRP) continues to be reviewed and steps to maintain compliance and remedy any noncompliance are underway. Any updates on the SRRRP will continue to be entered in the DRGR system under Compliance/Monitoring. A flood project timeline is being documented to establish compliance verification of acquisition projects to policies and is being monitored by the Internal Auditor. The Internal Auditor will continue to provide technical assistance as issues arise.

## Project Summary

| Project #, Project Title            | This Report            | To Date                |                        |
|-------------------------------------|------------------------|------------------------|------------------------|
|                                     | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 01-Admin, Administration            | \$0.00                 | \$2,165,247.42         | \$2,123,083.92         |
| 02-ISP, Public Infrastructure       | \$0.00                 | \$20,520,257.65        | \$20,160,693.49        |
| 03-Housing, Homeowner Housing       | \$0.00                 | \$25,411,955.45        | \$24,039,357.91        |
| 04-Rent, Rental Housing             | \$0.00                 | \$6,665,932.17         | \$6,538,363.23         |
| 05-Relo, Relocation                 | \$0.00                 | \$259,390.51           | \$259,390.51           |
| 06-Plan, Planning                   | \$0.00                 | \$1,284,600.19         | \$1,279,167.10         |
| 07-ECO REV, Economic Revitalization | \$0.00                 | \$11,637,958.26        | \$8,692,217.35         |
| 9999, Restricted Balance            | \$0.00                 | \$0.00                 | \$0.00                 |

## Activities

**Project # / 03-Housing / Homeowner Housing**



**Grantee Activity Number: 03-0030001**

**Activity Title: Acquisition of Flooded Properties**

**Activity Type:**

Acquisition - buyout of residential properties

**Activity Status:**

Under Way

**Project Number:**

03-Housing

**Project Title:**

Homeowner Housing

**Projected Start Date:**

06/19/2012

**Projected End Date:**

12/31/2022

**Benefit Type:**

Direct Benefit (Households)

**Completed Activity Actual End Date:**

**National Objective:**

Urgent Need

**Responsible Organization:**

City of Minot

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2021 To Date**

\$0.00 \$4,350,678.86

**Total Budget**

(\$35,203.26) \$4,350,678.86

**Total Obligated**

(\$41,143.26) \$3,319,901.16

**Total Funds Drawdown**

(\$35,203.26) \$3,296,686.45

**Program Funds Drawdown**

(\$35,203.26) \$3,289,797.95

**Program Income Drawdown**

\$0.00 \$6,888.50

**Program Income Received**

\$0.00 \$22,608.50

**Total Funds Expended**

(\$35,203.26) \$3,325,841.16

City of Minot

(\$35,203.26) \$3,325,841.16

**Most Impacted and Distressed Expended**

(\$35,203.26) \$3,325,841.16

**Other Funds**

\$ 0.00 \$ 0.00

Match Funds

\$ 0.00 \$ 0.00

Non-Match Funds

\$ 0.00 \$ 0.00

**Other Funds:**

**Overall**

**This Period**

**To Date**

Match Funds

\$ 0.00

\$ 0.00

**Activity Description:**

The City of Minot is using CDBG-DR funds to provide a 25 percent match to homeowners participating in the City's voluntary acquisition of flooded properties. The acquisition of these properties will allow the City to have better access to flood control options. This will protect flood survivors from future flooding and devastation.

Amendment 2, Reduced funding amount from \$6,000,000 to \$4,000,000 and reallocated the \$2,000,000 to create a new and separate activity - Demolition of Flooded Properties.

Amendment 3, Itemized project delivery amount added to the activity.

Amendment 7, Activity completed. Monies being moved into Downtown Water and Sewer Improvements activity, Demolition and Affordable Senior Apartments.

Amendment 8, Activity completed. Other costs were incurred.



Amendment 10, Recaptured monies are being transferred to this activity.

Amendment 11, Funds needed to make payments on other projects.

Amendment 12, Project delivery and activity amounts adjusted.

Amendment 13, Project delivery amount adjusted.

Amendment 14, Activity amount adjusted.

Amendment 15, Acquisition of Spot Blight Properties has been added.

### Location Description:

City of Minot, ND

### Activity Progress Narrative:

During the quarter, the City revised the acquisition of 818 6th Ave NW from this activity to Activity #03-0060003, Acquisition of Spot Blight Properties; the acquisition was more aligned to being a blighted property caused by the flood.

### Section 3 Qualitative Efforts:

### Accomplishments Performance Measures

|                                  | This Report Period | Cumulative Actual Total / Expected |
|----------------------------------|--------------------|------------------------------------|
|                                  | Total              | Total                              |
| # of Properties                  | -30                | 71/53                              |
| # of Parcels acquired by         | 0                  | 0/0                                |
| # of Parcels acquired by admin   | 0                  | 0/0                                |
| # of Parcels acquired            | 0                  | 0/0                                |
| Total acquisition compensation   | 0                  | 0/0                                |
| Activity funds eligible for DREF | 0                  | 0/0                                |

### Beneficiaries Performance Measures

|                    | This Report Period |     |       | Cumulative Actual Total / Expected |      |       |         |
|--------------------|--------------------|-----|-------|------------------------------------|------|-------|---------|
|                    | Low                | Mod | Total | Low                                | Mod  | Total | Low/Mod |
| # of Households    | 0                  | 0   | 0     | 2/0                                | 14/0 | 89/53 | 17.98   |
| # Owner Households | 0                  | 0   | 0     | 2/0                                | 14/0 | 89/53 | 17.98   |

### Activity Locations

No Activity Locations found.

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found



**Activity Supporting Documents:**

None



**Grantee Activity Number: 03-0060001**

**Activity Title: Demolition of Flooded Properties**

**Activity Type:**

Clearance and Demolition

**Activity Status:**

Under Way

**Project Number:**

03-Housing

**Project Title:**

Homeowner Housing

**Projected Start Date:**

11/29/2012

**Projected End Date:**

12/31/2022

**Benefit Type:**

N/A

**Completed Activity Actual End Date:**

**National Objective:**

Urgent Need

**Responsible Organization:**

City of Minot

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2021 To Date**

\$0.00 \$1,067,048.49

**Total Budget**

(\$16,157.70) \$1,067,048.49

**Total Obligated**

(\$16,157.70) \$936,678.21

**Total Funds Drawdown**

(\$16,157.70) \$936,678.21

**Program Funds Drawdown**

(\$16,157.70) \$936,678.21

**Program Income Drawdown**

\$0.00 \$0.00

**Program Income Received**

\$0.00 \$0.00

**Total Funds Expended**

(\$16,157.70) \$936,678.21

City of Minot

(\$16,157.70) \$936,678.21

**Most Impacted and Distressed Expended**

(\$16,157.70) \$936,678.21

**Other Funds**

\$ 0.00 \$ 0.00

Match Funds

\$ 0.00 \$ 0.00

Non-Match Funds

\$ 0.00 \$ 0.00

**Other Funds:**

**Overall**

**This Period**

**To Date**

Match Funds

\$ 0.00

\$ 0.00

**Activity Description:**

The City will use CDBG-DR funds to demolish flooded properties that will be used for green space. This helps the City to ensure neighborhoods don't become blighted or slums.

Amendment 2, Reduced funding amount in Acquisition of Flooded Properties from \$6,000,000 to \$4,000,000 and reallocated the \$2,000,000 to create new activity Demolition of Flooded Properties.

Amendment 3, Itemized project delivery amounts were added to the activity.

Amendment 7, Activity is complete and funds have been reallocated to other activities.

Amendment 8, Additional costs incurred.



Amendment 13, Additional costs incurred.

Amendment 15, Demolition of Spot Blight Properties has been added.

Amendment 16, Monies added from Demolition of Unsafe Houses to cover cost overruns.

**Location Description:**

City of Minot, ND

**Activity Progress Narrative:**

A voucher revision was processed during the quarter.

**Section 3 Qualitative Efforts:**

**Accomplishments Performance Measures**

|                        | <b>This Report Period<br/>Total</b> | <b>Cumulative Actual Total / Expected<br/>Total</b> |
|------------------------|-------------------------------------|---|
| <b># of Properties</b> | 0                                   | 100/83  |

|                                | <b>This Report Period<br/>Total</b> | <b>Cumulative Actual Total / Expected<br/>Total</b> |
|--------------------------------|-------------------------------------|---|
| <b># of Housing Units</b>      | 0                                   | 100/83  |
| <b># of Singlefamily Units</b> | 0                                   | 100/83  |

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

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**Activity Supporting Documents:** None





**Grantee Activity Number: 03-0060003****Activity Title: Acquisition of Spot Blight Properties****Activity Type:**

Acquisition - general

**Activity Status:**

Under Way

**Project Number:**

03-Housing

**Project Title:**

Homeowner Housing

**Projected Start Date:**

06/01/2018

**Projected End Date:**

12/31/2022

**Benefit Type:**

N/A

**Completed Activity Actual End Date:****National Objective:**

Slums and Blight

**Responsible Organization:**

City of Minot

**Overall****Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2021 To Date**

\$0.00 \$858,528.96

**Total Budget**

\$56,313.96 \$858,528.96

**Total Obligated**

\$56,313.96 \$858,528.96

**Total Funds Drawdown**

\$56,313.96 \$858,528.96

**Program Funds Drawdown**

\$51,360.96 \$835,640.96

**Program Income Drawdown**

\$4,953.00 \$22,888.00

**Program Income Received**

\$4,953.00 \$7,168.00

**Total Funds Expended**

\$56,313.96 \$858,528.96

City of Minot

\$56,313.96 \$858,528.96

**Most Impacted and Distressed Expended**

\$56,313.96 \$858,528.96

**Other Funds**

\$ 0.00 \$ 0.00

Match Funds

\$ 0.00 \$ 0.00

Non-Match Funds

\$ 0.00 \$ 0.00

**Other Funds:****Overall****This Period****To Date**

Match Funds

\$ 0.00

\$ 0.00

**Activity Description:**

There are properties scattered through the FEMA 100-year Flood Plain which are not part of the buyout areas and which exhibit physical evidence of damage from the flood almost 7 years later demonstrating being in disrepair. Involuntary acquisition will be used to permit the City in partnership with the First District Health Unit to identify and purchase those properties.

Amendment 15, Project was created and funds were moved in.

**Location Description:****Activity Progress Narrative:**

Progress continues to be made in the acquisition of blighted homes that are remnants of the 2011 flood; the City continues to work with First District Health Unit to identify remaining blighted structures for acquisition and demolition. During the quarter, the City revised the acquisition of 818 6th Ave NW from Activity #03-0030001,

Acquisition of Flooded Properties, to this one; the acquisition was more aligned to being a blighted property caused by the flood.

**Section 3 Qualitative Efforts:**

**Accomplishments Performance Measures**

|   | This Report Period | Cumulative Actual Total / Expected |
|---|--------------------|------------------------------------|
|   | Total              | Total                              |
| <b># of Properties</b>                  | 30                 | 30/30                              |
| <b># of buildings (non-residential)</b> | 0                  | 0/0                                |
| <b># of Parcels acquired by</b>         | 0                  | 0/0                                |
| <b># of Parcels acquired by admin</b>   | 0                  | 0/0                                |
| <b># of Parcels acquired</b>            | 0                  | 0/0                                |
| <b>Total acquisition compensation</b>   | 0                  | 0/0                                |

**Beneficiaries Performance Measures**

**No Beneficiaries Performance Measures found.**

**Activity Locations**

**No Activity Locations found.**

**Other Funding Sources**

**Amount**

No Other Funding Sources Found

Total Other Funding Sources

**Other Funding Sources Budgeted - Detail**

**No Other Match Funding Sources Found**

**Activity Supporting Documents:**

None

**Monitoring, Audit, and Technical Assistance**

| Event Type                                   | This Report Period | To Date |
|--|--------------------|---------|
| Monitoring, Audits, and Technical Assistance | 0                  | 88      |
| Monitoring Visits                            | 0                  | 22      |
| Audit Visits                                 | 0                  | 12      |
| Technical Assistance Visits                  | 0                  | 2       |
| Monitoring/Technical Assistance Visits       | 0                  | 52      |
| Report/Letter Issued                         | 1                  | 72      |

